

**SANDUSKY COUNTY LAND REUTILIZATION CORPORATION (LRC)
MEETING MINUTES**

Thursday April 7, 2016 – 1:00pm
622 Croghan St., Fremont, OH 43420

Session began at 1:00pm

Board of Directors present:

John Havens
Dan Polter
Irma Celestino
Dan Sanchez
Charlie Schwochow

- Call to order by Irma Celestino, County Treasurer, as Chair
- Roll Call – All in attendance introduced themselves to the group. (see sign in sheet)
- Approval of Minutes of March 03, 2016 Board of Directors Meeting. John Havens moved to approve the minutes. Charles Schwochow seconded the motion. The ensuing vote was unanimous in the affirmative.
- John Adkins- Re: Property at 120 Cook St. (Sandusky Twp. Put on list for demolition) property is abandoned and delinquent \$12,739. John presented information on the property and the condition of the house. He has filed an application to obtain the property and presented photos to the Board. There are termites and cats in the building and he would like to see this house demolished. The Board discussed the procedure the land bank has to follow and gave their recommendations.
- Scott Williams – Re: Property at 905 Croghan Street. It has been vacant for quite a few years. He has approached the owner a few years back and sent a letter at the end of 2014. There is no gas service at this time. In 2012 the line was dug up by Columbia Gas. A tree has damaged the front side walk. If foreclosure process is started and the Land Bank gets an opportunity to walk through he would like to be involved and possibly rehab.
- Budget: Balance as of 3/21/16-Savings Acct. \$25.06 - Checking Acct. \$8280.00
1st Half 2015 settlement \$86,490.00 from DRETAC – Once mobile home taxes are collected this will deposited.

Invoices paid: Julian & Grube-GAAP report \$375.00 & Directors Insurance \$1,048.00

Charles Schwochow moved to approve the financial report. Dan Polter seconded the motion. Ensuing vote was unanimous in the affirmative.

- **Old Business:**

Mike Stultz, Legal Counsel reported on 4/6/16 the following:

Archer (909 Race Street in Clyde): Foreclosure cannot be filed on said property at this time because the taxes have not been delinquent for the required period (Tax Ease paid the taxes current as of Dec. 2015). The title report shows that Tax Ease holds another tax lien on the property from 2013, which will operate as a lien effectively superior to any subsequent tax lien. It does, not appear that the law allowing land banks to acquire property without tax liability will govern here.

Farmland near Clyde, Ohio: He is filing foreclosure cases yet this week and will provide copies of the complaints to us after filing.

- **New Business:**

- GAAP Report has been completed by Julian & Grube, Inc. and reported to State Auditor's website as required, and is posted on the County website: Treasurer's site

- Applications to acquire property filed by citizens (5). The Board needs to make a decision on what the qualifications are and how they want to proceed with application process. Robin is going to provide a job description that could guide us in contracting someone to assist in reviewing application, visiting property and giving recommendations.

- Robin Thomas- Hardest hit money is coming up very close. Additional funds are coming to Ohio. There are two very large pieces of money coming out. There will be \$97mil that will have to be distributed quickly and then there will be \$250mil coming for mostly newer land banks. We need to keep moving on the list of target areas and moving forward with foreclosure procedures.

- Was anyone interested in attending the network meeting on Monday April 18th from 11:00 – 3:00 in Mansfield. Contact Irma if interested.

Other— Abandoned Gas Station Cleanup Grant-any update. No updates available.

- Next meeting scheduled for May 5, 2016 at 1:00pm in the conference room at the Commissioners office.
- Adjournment: Motion: Charles Schwochow Second: John Havens Motion carried.

John C. Brown
Paul [Signature]
Sam Altman
Lydia Cessario
Charles Schuchman

Attest: Theresa Garcia
Theresa Garcia, Secretary, Pro tem